

MINUTES
WEST LAFAYETTE REDEVELOPMENT COMMISSION
Morton Community Center – Multi-Purpose Room
222 N. Chauncey Avenue
West Lafayette, Indiana
August 19, 2015

The meeting was called to order at 8:32 a.m.

The Pledge of Allegiance was recited.

Secretary Steve Curtis called the role.

Present: Brian Bittner, Johari Miller-Wilson, Larry Oates, Bob Schauer, Steve Curtis

Absent: Peter Gray, Patrick Hein

Old Business:

Minutes

The minutes of the July 15, 2015 meeting were tabled until the next meeting.

New Business:

Resolution RC 2015-12

Commissioner Curtis motioned to approved Resolution RC 2015-12 a Resolution Requesting the Transfer of Funds. Commissioner Schauer seconded. This is a Resolution to move \$100,000 in the Levee/Village TIF district from Road Construction to Contract Services. This transfer is to pay attorney fees and financial advisor fees for the remainder of 2015.

The roll call vote to approve the motion:

Aye: Miller-Wilson, Oates, Schauer, Curtis.

Nay:

The motion was passed 4-0.

Payment of Claims

Sagamore TIF Claims

\$11,203.07

Commissioner Miller-Wilson moved to pay the Sagamore TIF claims. Commissioner Schauer seconded.

The roll call vote:

Aye: Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion to approve the payment of the Sagamore TIF claims in the total amount of \$11,203.07 passed 4-0.

KCB TIF Claims**\$371,852.98**

Commissioner Curtis moved to pay the KCB TIF claims. Commissioner Schauer seconded.
The roll call vote:

Aye: Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion to approve the payment of the KCB TIF claims in the total amount of \$371,852.98 passed 4-0.

Levee/Village TIF Claims**\$1,080,172.51**

Commissioner Curtis moved to pay the Levee/Village TIF claims. Commissioner Miller-Wilson seconded.

The roll call vote:

Aye: Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion to approve the payment of the Levee/Village TIF claims in the total amount of \$1,080,172.51 passed 4-0.

Commissioner Miller-Wilson moved to ratify the payment of the KCB allocation fund payment of the Bond Administrative Fees in the amount of \$1,750.00. Seconded by Commissioner Schauer.

The roll call vote:

Aye: Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion to confirm the payment of the Levee/Village debt payments in the total amount of \$1,750.00 passed 4-0.

River Road Improvements – Agreement with BF&S

Public Works Director David Buck asked that this agreement be tabled until the appropriation can be advertised. Mr. Buck would like the Commission to go ahead and make that motion so that next month everything can be set in motion. Commissioner Curtis motioned to table the River Road Improvements Agreement with BF&S. Commissioner Schauer seconded. Unanimous agreement to table the agreement.

Agreement – Post Office Mural – Craig Martin

This is the contract for the 2015 Send Art Project that the Commission originally approved last month. Beverly Shaw spoke regarding this project. The Agreement was revised because the artist does not have liability insurance, therefore a hold harmless clause was added to the contract. The completion date was changed to October 21, 2016 in the event of rain during the painting season. Ms. Shaw stated that the current lease term for the Post Office runs from August 1, 2007 through July 31, 2017 and the owner believes the probability for lease renewal to be very strong. Commissioner Miller-Wilson motioned to rescind the contract for the 2015 ‘Send’ art project that was approved at the July 15, 2015 meeting. Commissioner Schauer seconded.

The roll call vote:

Aye: Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 4-0.

Commissioner Miller-Wilson motioned to approve the new contract for the 2015 'Send' art project dated August 19, 2015 between Craig Martin and the City of West Lafayette Redevelopment Commission with a total payment under the contract of \$5,200.00. Commissioner Schauer seconded.

The roll call vote:

Aye: Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 4-0.

Acceptance of Quotes – Salisbury Softball Field Fence Repair

Pennie Ainsworth with the Parks Department requested the permission to accept the quote with Mr. Fence-It in the total amount of \$4,070 to reset some fence posts, repair a 20 foot section of fabric and add bottom wire in parts of the Cumberland Park softball field. There was a second quote from Green Star Fence in the amount of \$8,000. Commissioner Oates pointed out that there are two quotes, one for \$3,620 and one for \$450. This will be coming out of the KCB TIF district, line 8C. The parks department was awarded \$5,000 last year for this work. Commissioner Schauer motioned to approve the two quotes from Mr. Fence-It under Invoice 6562 and under invoice 6568 in the amounts of \$3,620 and \$450, respectively, for repairs to the Cumberland Park Softball Field Fences. Commissioner Curtis seconded.

The roll call vote:

Aye: Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 4-0.

Acceptance of Quotes – Happy Hollow Ravine Footpath Repair

Parks Superintendent Janet Fawley stated there were two quotes received from the June 30th response for the Happy Hollow Ravine Footpath Repair. The quotes were from T.L. Kincaid for \$46,200 and from Simon Construction for \$33,850. Superintendent Fawley stated there was \$50,000 appropriated for this work and they'd like to go with the Simon Construction bid. This will be taken out of line item 18D in the Levee/Village TIF. Commissioner Curtis moved to approve the Simon Construction quote for their Happy Hollow Ravine Footpath Repair – Phase III which is from the bottom of stair 23 to stair 26 in the amount not to exceed \$33,850. Seconded by Commissioner Schauer.

The roll call vote:

Aye: Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 4-0.

Acceptance of Quotes – Cumberland Avenue Phase III – Landscaping Quote

Public Works Director David Buck spoke regarding this matter. Milestone and their subcontractors are installing some sod in the area, but there are street trees and landscaping that the city would like installed in the island that will be covered by this quote. Four quotes were received regarding this project. The lowest and most responsive quote was from Custom Cuts Lawn Care, Inc. in the amount of \$135,648.65. Approval of this quote is requested so that they can start work on September 1, 2015. This will be taken out of Line 4 of the KCB TIF District. Commissioner Miller-Wilson motioned to accept the quote from Custom Cuts Lawn Care, Inc. in the amount of \$135,684.65. Commissioner Schauer seconded.

The roll call vote:

Aye: Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 4-0.

Commissioner Miller-Wilson moved to amend the agreement in Article 2 to change the last line of the first paragraph to read “approved from the West Lafayette Redevelopment Commission.” Seconded by Commissioner Curtis. Approved unanimously.

Commissioner Curtis motioned to approve the agreement dated August 19, 2015 for the Cumberland Avenue Phase III Landscaping between the City of West Lafayette Redevelopment Commission and Custom Cuts Law Care, Inc. in an amount not to exceed \$135,648.65 as amended. Commissioner Schauer seconded.

The roll call vote:

Aye: Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 4-0.

Hilton Sidewalk Demolition and Repair

Public Works Director David Buck stated that there has been a failure of the sidewalk in front of the Hilton Garden Inn in Wabash Landing. There are 4-5 sections of sidewalk that have settled and need to be repaired. This is inside a portion of the property that is platted as out lot B which the Redevelopment Commission owns. The City has received a quote from Fairfield Contractors in the amount of \$7,498 to replace the sidewalk. The Engineering Department plans to use leftover funds from the street resurfacing line item 27 to fund this. Treasurer Rhodes pointed out that the original appropriation was for \$300,000 but \$250,000 was originally encumbered. There is \$50,000 that is unencumbered. Commissioner Curtis motioned to accept the quote from Fairfield Contractors in the amount of \$7,498 for work on the Hilton Garden Sidewalk Demolition and Repair Project. Commissioner Schauer Seconded. Commissioner Miller-Wilson questioned why the sidewalk is sinking. Mr. Buck stated it is due to unsuitable compaction of the original material under the sidewalk. That will be replaced with new material so that the problems do not happen again.

The roll call vote:

Aye: Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 4-0.

Commissioner Schauer moved to approve the agreement dated August 19, 2015 for the Hilton Garden Sidewalk Repair Project between the City of West Lafayette Redevelopment Commission and Fairfield Contractors in an amount not to exceed \$7,498.00. Commissioner Curtis seconded.

The roll call vote:

Aye: Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 4-0.

Cumberland Avenue Phase III – Change Order No. 6

Public Works Director David Buck spoke regarding this change order to replace some of the traffic signal signs with the LED signs. It would include cleaning up the service point for the traffic signal to use one pedestal and cabinet. There are several items that are being deducted from the original contract and items that were added total a change of \$21,826.50 making the new contract amount \$5,267,484.43. This money will come out of Line 4 of the KCB TIF district. Commissioner Curtis motioned to approve the Cumberland Avenue Phase III – Change Order No. 6 between Milestone Contractors and the City of West Lafayette Redevelopment Commission in an amount of an addition of \$21,826.50. Commissioner Miller-Wilson seconded.

The roll call vote:

Aye: Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 4-0.

Request for Quote Approval for the Parks Office Siding Project

Parks Superintendent Janet Fawley spoke regarding this project. The front of the building has already been sided. The quote is to complete the rest of the building. The parks department will purchase the supplies needed. The quote will be for labor and fasteners. The funds for this project are allocated under line 8B in the KCB TIF district. Treasurer Rhodes asked that the quotes be revised to reflect the correct address, and to add the Redevelopment Commission. Commissioner Curtis motioned to approve the request for quote for the parks office siding project with changes to the quote form to match the standard boilerplate West Lafayette Redevelopment Commission Quote format. Commissioner Schauer seconded. Approved unanimously.

Request for Quote for the Cumberland Avenue House Demolition

Parks Superintendent Janet Fawley spoke regarding the house in Cumberland Park. The house is currently vacant and the Parks Department would like to have it demolished. The budget line item is 8A in the KCB TIF District. Commissioner Curtis motioned to approve the request for quote for the Cumberland Avenue house demolition project with the caveat that the quote needs

to include the West Lafayette Redevelopment Commission standard language with correct names and addresses. Commissioner Miller-Wilson seconded. Approved unanimously.

Financial Schedules

There nothing to report regarding the financial schedules.

Project Updates

Public Works Director David Buck updated the Commission on the following projects:

- Cumberland Avenue Ph. III Project – Cumberland/Salisbury intersection was opened on August 6, 2015. Work continues on final surface paving, pavement markings, signage and sodding. New street lights will start going up next week.
- Northwestern Avenue Safety Improvements, Ph. 4 – Work on the new curbs, sidewalks and islands is complete. New traffic signal poles and street lights are now scheduled for delivery the week of 9/21/15. This is about three weeks later than first scheduled due to a manufacturer delay. All other work should be completed prior to the end of next week. Remaining work will be closely coordinated with traffic, time of day, and the Purdue calendar.
- Lindburg Road – Utility coordination letters are being sent. Planning to have public meetings in the fall with the neighborhoods.
- Happy Hollow Road – Storm re-design is complete and the contractor is adjusting the pricing and schedule. Work has been focused on the area between River Road and Catherwood Drive. Both sides of the road are being completed in this section and work should be complete in about three weeks. Indiana American Water is relocating water mains out of the northbound lanes between Catherwood Drive and Hollowood Drive. Storm sewer construction will follow in this area.
- Street Resurfacing – Work is complete.
- 5th and 6th Street Sidewalk Repair Project – Work is complete.

Commissioner Oates commented on the new change to the Cumberland Avenue/231 intersection in regard to the stoplight that was put in place by INDOT.

Fire Chief Tim Heath updated the Commission on the following projects:

- Fire Truck – Progress is being made on the new fire truck. Photos were passed out for the Commissioners to see the work that's been done to date. Delivery is tentatively scheduled for late October.

Other

There was no further old business.

Public Comment

Public Comment was requested. The next meeting of the Commission was confirmed.

**Wednesday, September 16, 2015 @ 8:30 a.m.
Morton Community Center – Multi-purpose Room**

Adjourn

There being no further new business, Commissioner Miller-Wilson moved to adjourn. Commissioner Schauer seconded. The meeting adjourned at 9:19 a.m.

Stephen B. Curtis
Secretary

Approved:

Peter Grey
Vice President